

Easement

BA# - 1679

c. 1905

"Gramercy" (The Koinonia Foundation)
Green Spring Valley - Stevenson
Educational Use

This early twentieth century mansion was designed in the picturesque English Tudor style and built in 1905, by W. Plunkett Stewart. The original structure has been adapted successfully as the Koinonia Conference Center. The Koinonia Foundation was founded after the 2nd World War by a number of Protestant Church leaders including Samuel M. Shoemaker III founder of Alcoholics Anonymous and the owner of Burnside Farm in the Green Spring Valley. Although originally founded on a "Peace Corps" principle, its focus has changed to that of a spiritual and educational center strongly appealing to young people.

Easement

MARYLAND HISTORICAL TRUST

BA 1679

x-885.650

y-580.210

MAGI # 0316791704

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

GRAMERCY

AND/OR COMMON

Koinonia

2 LOCATION

STREET & NUMBER

1400 Green Spring Valley Road

CITY, TOWN

Second

CONGRESSIONAL DISTRICT

Stevenson

VICINITY OF

STATE

Baltimore

COUNTY

Maryland 21153

3 CLASSIFICATION

CATEGORY

___DISTRICT

☒BUILDING(S)

___STRUCTURE

___SITE

___OBJECT

OWNERSHIP

___PUBLIC

☒PRIVATE

___BOTH

PUBLIC ACQUISITION

___IN PROCESS

___BEING CONSIDERED

STATUS

☒OCCUPIED

___UNOCCUPIED

___WORK IN PROGRESS

ACCESSIBLE

☒YES: RESTRICTED

___YES: UNRESTRICTED

___NO

PRESENT USE

___AGRICULTURE

___MUSEUM

___COMMERCIAL

___PARK

☒EDUCATIONAL

___PRIVATE RESIDENCE

___ENTERTAINMENT

☒RELIGIOUS

___GOVERNMENT

___SCIENTIFIC

___INDUSTRIAL

___TRANSPORTATION

___MILITARY

___OTHER

4 OWNER OF PROPERTY

NAME

Koinonia Foundation

Telephone #: 486-6262

STREET & NUMBER

1400 Green Spring Valley Road

CITY, TOWN

Stevenson, Maryland

VICINITY OF

STATE, zip code

21153

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Baltimore

County Court Building

Liber #: 1895

Folio #: 103

STREET & NUMBER

401 Bosley Avenue

CITY, TOWN

Towson

STATE

Maryland 21204

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

___FEDERAL ___STATE ___COUNTY ___LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

BA-1679

CONDITION

☒ EXCELLENT
☐ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

KOINONIA (Gramercy) is a mansion dating from the first decade of the twentieth century, designed in a picturesque style to recall a house of the English Tudor period. The first storey is of brick, the second half-timbered. The hipped roofs shelter the walls with a rather wide eave

Rambling in mass and irregular in detail, the main block is a rectangle with one long facade to the north; extending forward from each end of the south facade are porch wings, their two storey height equal to that of the main block. A porte cochere projects from the north facade at the principal entrance, its hipped roof supported by arched-braced timber trusses. Very short two-storey wings extend north immediately east and west of the porte cochere, each with a massive chimney rising above their hipped roofs. A service wing extends northeast from the east end, its irregular angle adding to the picturesque massing of the house. Typical windows of the house are double-hung with diamond panes formed by wooden muntins; 6/6 sash were used in the service wing.

The principal entrance opens beneath the principal staircase into a central hall with a high paneled wainscot and timber ceiling. The staircase has heavy paneled square newels with carved urn finials, turned balusters above a closed string and a moulded rail; the landing immediately above the entrance is bowed toward the hall to suggest a gallery. Large rooms flank the south end of the hall while smaller rooms flank the north end; all have Tudor detailing including natural wood finishes, moulded beam ceilings, high wainscoting, inglenooks and massive mantels surrounding carved stone, brick or tile fireplace facings. The second storey detailing is simpler, utilizing more stock details than below, barely hinting the Tudor period.

A stable and carriage house is across the north lawn from the principal entrance, contemporary and compatible with the dwelling. It is a two storey rectangle with lower two storey wings extending forward to form a courtyard; roofs are hipped. The brick walls of the first storey extend across the courtyard as an enclosure; second storey walls are half timbered. Hipped-roof half dormers break through the eaves of the projecting wings.

CONTINUE ON SEPARATE SHEET IF NECESSARY

C PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This early twentieth century mansion is designed in the picturesque English Tudor style. Interior detailing of the principal rooms of the first storey is consistent with its basic style. The carriage house is contemporary and compatible with the dwelling. The original structures are adapted successfully as a conference center.

CONTINUE ON SEPARATE SHEET IF NECESSARY

The Koinonia Foundation is a nonprofit, nonsectarian organization similar to the Philadelphia Quaker center, Pendle Hill. Koinonia was established on the philosophy that "Christianity must have an important role in this country's cooperation with the rest of the world."¹

The men who founded this institution did so out of a need to respond to the problems created by World War Two. They were people prominent in the Protestant churches: Frank C. Laubach, noted for his method of teaching literacy in underdeveloped countries; Samuel Moor Shoemaker III, a famous Episcopal minister and a founder of Alcoholics Anonymous, whose family owned Burnside Farm in the Valley; Rufus Jones, Quaker scholar and mystic; E. Stanley Jones, a Methodist missionary and author; and Glen Clark, of Macalester College, who founded the Camps Farthest out movement.²

They chose as the site for their foundation a 45-acre estate in a secluded section of the Green Spring Valley. This property, once called the Gramercy estate, included a twenty-five room Tudor style manor house built by W. Plunkett Stewart in 1905. The estate passed from Stewart to Benjamin Brewster, Jr.; then from Elizabeth B. Brewster, widow, to Hugo Hoffmann and his wife Burton; then finally from the Hoffmans to the Koinonia Board of Trustees on 13 October 1950.³

Koinonia began its program in January 1951. It recruited people who had experience in the areas of : agriculture, business development, education, engineering, civic organization, literacy, and public health. They were brought to the manor house in the Valley where they learned to cope with language barriers and differences in religion, politics, and attitudes before being sent to work in countries abroad. One of the program's aims was to combat communism in underdeveloped nations. By 1970 Koinonia had trained over 1,000 people to work in 50 countries.⁴

In recent years the focus of the institution has changed. It is now a spiritual and education center with strong appeal to the younger generation's interests. Most of Koinonia's residents are there permanently. Others come for a semester or a year of personal and spiritual evaluation. All assist in the maintenance and cleaning of the buildings. The community also grows its own organic vegetables. Weekend workshops and conferences have begun to attract area residents.

In the main house are housed the director's office, the dining facilities, a small library, two living rooms used for classes and meditation, and a sunporch. Nearby is a small apartment building and dormitory built in the early days of Koinonia. The old stables serve as a print shop. A gift shop across the courtyard enables residents to sell their handicrafts. There is also a dance studio for children and an art gallery. Emphasis is placed on creative arts, volunteer services and spiritual discovery.⁶

Koinonia
Footnotes

1

Nancy Gregory Frame, "Living and Learning at Koinonia," Baltimore American, 8 April 1973; written notes on the Koinonia Foundation prepared in 1973 by the director, the Reverend David Poist.

²See note 1.

3

Frame, "Living and Learning at Koinonia"; interview with the Reverend David Poist, 1973; Baltimore County Land Records, Libers R. J. S. no. 1418, fol. 420, R. J. S. no. 1521, fol. 382, and T. B. S. no. 1895, fol. 103, Towson Court House, Towson, Maryland.

4

W. Maclean Patterson, "How to Be at Home When Abroad," Sunday Sun Magazine, 23 May 1974; Frame, "Living and Learning at Koinonia."

5

See note 1.

6

Ibid.

BIBLIOGRAPHY

Thomas, Dawn F. and Robert W. Barnes. The Green Spring Valley: Its History and Heritage, 2 vols. Baltimore: Maryland Historical Society, 1978.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Dawn F. Thomas and Robert W. Barnes, the Green Spring Valley: Its History and Heritage, 2 vols. (Baltimore; Maryland Historical Society, 1978)

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 45

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

James Thomas Wollon, Jr., A.I.A./Dawn F. Thomas

ORGANIZATION

8-30-79

DATE

Valleys Planning Council

STREET & NUMBER

828-7807

TELEPHONE

212 Washington Avenue, Towson

CITY OR TOWN

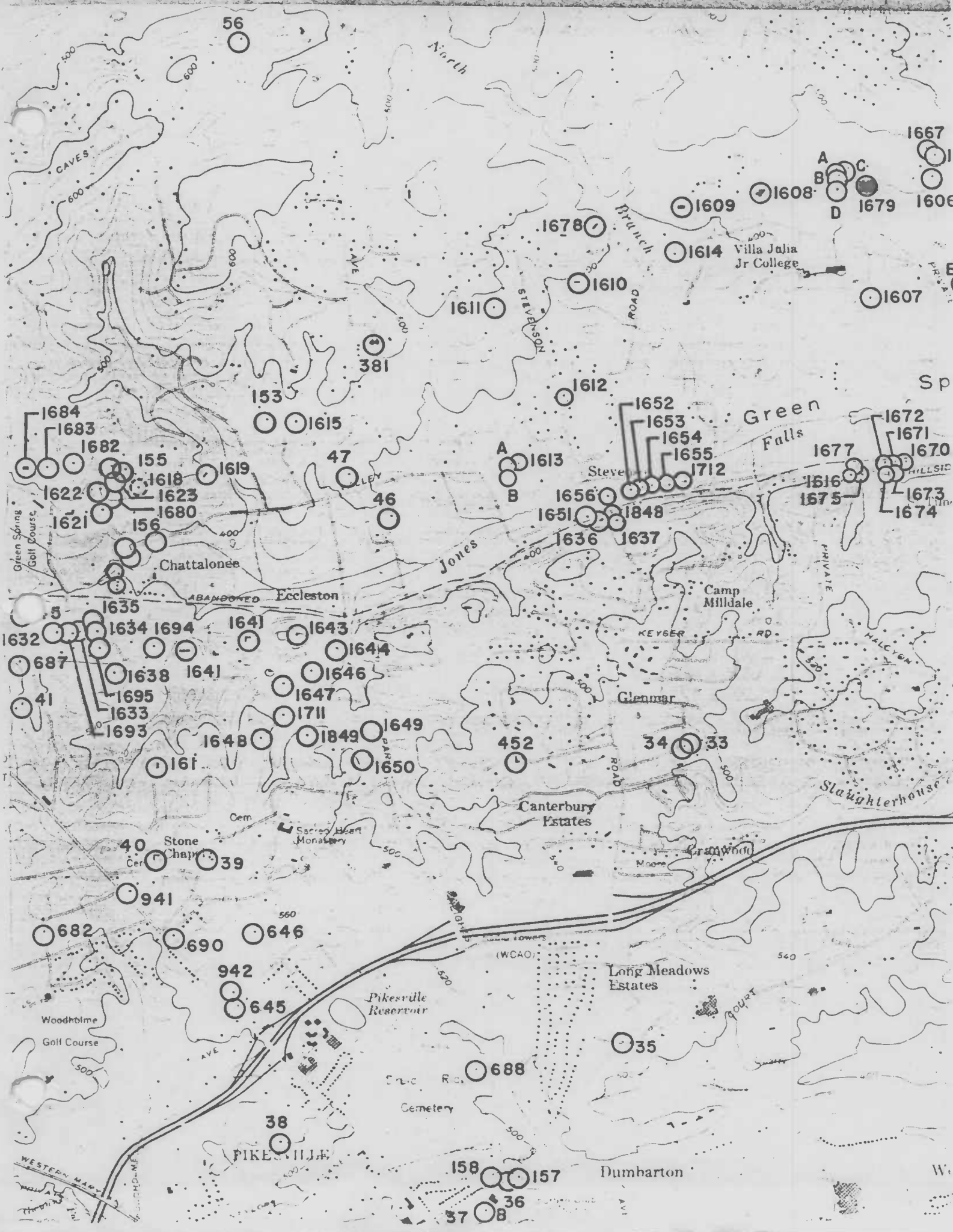
Maryland 21204

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438





BA 1679
Koinonia
GSVHD
Gr. Spr. Vly.
JTW
8-30-79
Md. Hist. Tr.
from NW



BA 1679

Koinonia

Stable

GSVHD

Gr. Spr. Vly.

JTW

8-30-79

Md. Hist. Tr.

from SE